



Maryland

DEPARTMENT OF PLANNING

R03-21-A-021

NARRATIVE INFORMATION SHEET

1. Applicant Identification

Maryland Department of Planning
301 West Preston Street
Suite 1101
Baltimore, Maryland 21201

2. Funding Requested

a. Assessment Grant Type
Community-wide

b. Federal Funds Requested
i. \$300,000
ii. Site-Specific Assessment Grant waiver not applicable

3. Location

- a. East Side of Baltimore County—the area extending from the Baltimore City/ Baltimore County line eastward to Little Gunpowder River, and bounded by Philadelphia Road and the White Marsh Business Community to the north and by the Chesapeake Bay to the south—including Sparrows Point, Bowleys Quarters, Lower Back River Neck Peninsula, North Point/Edgemere, Towson, Essex, Middle River, Perry Hall-White Marsh, Dundalk
- b. Baltimore County
- c. Maryland

4. Property Information for Site-Specific Applications
Not applicable

5. Contacts

a. Project Director
Name: Sylvia Mosser
Office Phone: (410) 767-4487
Email: sylvia.mosser@maryland.gov
Office Mailing Address:
301 West Preston Street
Suite 1101
Baltimore, Maryland 21201



Maryland

DEPARTMENT OF PLANNING

b. Chief Executive/Highest Ranking Elected Official

Name: Secretary Robert S. McCord, Esq.

Office Phone: (410) 767-4510

Email: robert.mccord@maryland.gov

Office Mailing Address:

301 West Preston Street

Suite 1101

Baltimore, Maryland 21201

6. Population

The target area—the East Side of Baltimore County—contains 52 census tracts and no incorporated municipalities. According to the United States Census Bureau American Fact Finder, the estimated total population of Baltimore County for 2018 was 828,431. According to the United States Census Bureau 5-Year American Community Survey for 2017, the estimated total population for all 52 census tracts located within the East Side of Baltimore County for 2017 was 171,959.

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Pages 1 and 3
The priority site(s) is in a federally designated flood plain.	Page 1
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	Pages 2–5
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	N/A

8. Letter from the State or Tribal Environmental Authority

– Maryland Department of the Environment Letter



Maryland

Department of the Environment

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor

Ben Grumbles, Secretary
Horacio Tablada, Deputy Secretary

BY ELECTRONIC MAIL

October 27, 2020

Mr. Jason Dubow, Manager
Maryland Department of Planning
Resource Conservation and Management
301 West Preston Street, Suite 1101
Baltimore, Maryland 21201

RE: EPA Brownfields Assessment Grant Proposal

Dear Mr. Dubow:

Thank you for your continued efforts to further advance our local communities and the State's environment and economy by applying for a United States Environmental Protection Agency Brownfields Assessment Grant. Baltimore County has endured significant economic hardships with the closing of various industrial plants, fires, and the relocation of economic resources. Your proposed project is essential to assisting various communities with assessing brownfields, repurposing vacant properties, and turning unfortunate circumstances into new opportunities for a sustainable and equitable economy.

As you prepare your application for this vital funding, the Land Restoration Program of the Maryland Department of the Environment is in full support of your efforts. We are committed in assisting you to assess, remediate, and redevelop vacant, underutilized, and contaminated properties into productive and positive new uses. Please do not hesitate to contact the Land Restoration Program at 410-537-3437 with any questions or needs.

Sincerely,

Barbara Krupiarz
Program Manager, Land Restoration

cc: Kaley Laleker, Director, Land and Materials Administration

Mr. Brian Dietz, Chief, State Assessment and Remediation Division, Land Restoration Program

Mr. Ira May, Chief, Federal Assessment and Remediation Division, Land Restoration Program

Ms. Ann Goddard, Administrative Officer, Land Restoration Program

NARRATIVE

1. Project Area Description and Plans for Revitalization

1.a.i. Target Area and Brownfields: Background and Description of Target Area

The target area for the assessment activities is the East Side of Baltimore County (East Side), which is situated along the Chesapeake Bay and has a series of small rivers and creeks that form several peninsulas. The area's waterfront location drew early settlement (1652). The peninsula formations and access to navigable surface water bodies later resulted in a large-scale land purchase by the Pennsylvania Steel Company (later Bethlehem Steel) in the southeastern portion of the area, i.e. Sparrows Point and North Point; and steel production began in the 1880s. The facility became the world's largest steel mill, stretching nearly four miles, employing almost 30,000 workers, adding nearly 10,000 jobs to other local steel supply chain industries, and supporting significant adjacent residential, commercial and industrial development.

Steel operations continued for over 120 years until shutting down in 2012. The end of the steel manufacturing era in southeastern Baltimore County resulted in population decline and concentrated areas of poverty due to the significant loss of well-paying jobs and the economic base of the community and region. There were also major environmental impacts to the area from over a century of industrial pollution.

The East Side requires redevelopment to address aging housing, commercial properties, and infrastructure, to remove/control environmental contamination, and to attract residents and investment. To address these issues, the project focus will be to assess the many brownfield properties clustered throughout the target area, beyond the former steel mill—which has recently been redeveloped as an industrial warehouse park—to spur reuse/redevelopment throughout the community.

Redevelopment of brownfield sites within this region would help reduce overall environmental impacts in the community. According to EPA's EJSCREEN, the East Side has very high levels of ozone (50.6 ppb), a high percentage of pre-1960s housing (an indicator of the amount of lead paint exposure), and high proximity to Risk Management Plan, hazardous waste, and/or National Priorities List facilities. Particulate matter (PM 2.5) and diesel PM are also higher than average for the state and region. Two Superfund sites and 17 hazardous waste treatment, storage, and disposal facilities are located within the East Side. The 2018 Toxic Releases Inventory indicates disposal or releases of many toxic compounds within the East Side, including: 4,465 lbs. of xylene (mixed isomers); 7,834 lbs. of ammonia; 450 lbs. of methanol; 101 lbs. of chromium; 250 lbs. of ammonia. Additional challenges for the East Side include a decline in available employment (the steel mill employed 30,000 at its peak), replacement of well-paying manufacturing jobs with lower-paying jobs, below-average education attainment levels, and indicators of distressed communities—i.e., violent crime, drug-related crime, and juvenile arrests (1996 Baltimore County Revitalization Strategy, pages 5–8).

1.a.ii. Target Area and Brownfields: Description of the Priority Brownfield Sites

As of September 2020, there are approximately 62 brownfield sites, as designated within the Maryland Department of the Environment (MDE) [Land Restoration Program \(LRP\) Map](#), located within the East Side; some of the sites are located within the federally designated flood plain. Approximately 20 of these brownfield sites are located within Opportunity Zones, including the Port of Baltimore Dundalk area and the Martin State Airport area. We will collaborate with Baltimore County and MDE to engage brownfield site owners in the target area, with an emphasis on those within federal and state redevelopment incentive areas such as Opportunity Zones.

Beginning in November 2018, staff from the Maryland Department of Planning (MDP) and Baltimore County initiated a collaborative to work toward assessing, remediating, and redeveloping brownfields in Baltimore County. The county provided key feedback regarding site specifications guiding their priority areas for redevelopment, including locally designated growth areas, parcels with sufficient acreage, and watersheds with EPA-approved Total Maximum Daily Load restrictions; as well as location within Opportunity Zones, and several state and local targeted investment areas. We worked together to produce a list of priority sites within the East Side to target for assessment, cleanup, and redevelopment. We also enlisted our partners at MDE to further refine the priority list, provide critical facts about the current environmental status of the sites, and advise us about next steps.

East Side Highlighted Brownfield Sites

We are highlighting two brownfields that we have identified as priority sites where MDE has highlighted a need for Phase I/II environmental site assessments (ESAs): **Batavia Landfill** at 619 Batavia Farm Road, Rosedale, Census Tract 4501; and **12110 Pulaski Highway**, Joppa, Census Tract 4111.02.

Batavia Landfill is a 30-acre brownfield (note that the landfill is part of a three-parcel, undeveloped park) owned by Baltimore County that was operated as a landfill from approximately 1951 through 1967. After the landfill was closed, county authorities observed leachate seepage, erosion, and dumping at the site. Environmental assessments and inspections were conducted at Batavia Landfill during the 1980s and 1990s. Contamination was initially detected in on-site ponds and in aqueous and sediment samples. The brownfield has not been assessed for approximately 20 years and MDE is supportive of re-assessing the site from a 21st century perspective, specifically at investigating near surface soil and soil gas. We will target Batavia Landfill first since it is county-owned and the county and MDE are supportive of a new assessment. In addition, the landfill is within the Baltimore County Recreation Council 14 “Rosedale” area, where there is a deficit of parks as compared to other urban areas of the county¹. The approximately 2,413-acre census tract where the landfill is located contains only one park for the 3,827 residents². Since acquiring the property in 1993, the county has been unable to move forward with converting the site to a beneficial reuse to help meet the area’s recreation needs since current environmental impacts are unknown.

12110 Pulaski Highway is a 4.8-acre brownfield owned by 12110 Pulaski Highway, LLC since 2005 that appears to have been developed during the 1950s–1960s with several commercial-type buildings that were later demolished around 2009. The brownfield land use is commercial/industrial, as are several adjacent properties, e.g. autobody shops, metal fabrication, and landscape supply. Other adjacent and surrounding land uses are predominantly forest/parkland, including Gunpowder Falls State Park-Jones Road Area adjacent to the east and south, followed by low density residential and agricultural. The site was formerly operated as a storage shed manufacturing facility. After 2007, soil and material piles are observed at the site in aerial imagery³. The property applied to MDE’s Voluntary Cleanup Program (VCP) in June 2008, but later withdrew from the program. No known assessment was conducted at the property, and potential environmental history and impacts remain unknown to MDE. The VCP statute allows withdrawal from the VCP at anytime, including before or after approval of an application or Response Action Plan, after receiving a Certificate of Completion, and prior to completing long-term monitoring or land use controls⁴. The site is currently used as a materials storage yard, and environmental impacts due to historical and current industrial-type operations remain unknown which poses environmental and human health concerns for the community.

1.b.i. Revitalization of the Target Area: Reuse Strategy and Alignment with Revitalization Plans

To facilitate redevelopment within the East Side, Baltimore County has completed two redevelopment studies and a community design workshop to support implementation of a Master Plan 2020 strategy for redevelopment of the plan-designated Pulaski Highway Redevelopment Area, and has established four Commercial Revitalization Districts (Dundalk, Essex, Merritt-Sollers, and North Point) where property owners and business associations are eligible for grants, loans, and county-funded architectural services. Master Plan 2020’s Proposed Land Use map identifies the majority of the East Side as General Urban and Urban Center—ideal land uses for redevelopment. General Urban “is characterized by mixed-use” and Urban Center “includes higher density mixed-use buildings that accommodate retail, offices, townhouses, and apartments” (Baltimore County’s Master Plan 2020, page 29).

Batavia Landfill, proximate to Pulaski Highway and classified as General Urban, has potential to be utilized as a community solar project which would help forward the county’s redevelopment and renewable energy goals as well as the state’s renewable energy goals. The county is interested in exploring the potential for solar on the landfill. Current drivers in Maryland and Baltimore County for renewable energy projects include the Clean Energy Jobs Act of 2019, Governor Hogan’s proposed Clean and Renewable Energy Standard (CARES), Master Plan 2020, and [Executive Order 01.01.2019.09](#). The Executive Order calls for prioritizing and accelerating the siting of solar and wind turbine projects on brownfields. Master Plan 2020 asserts the county’s commitment to environmental sustainability—a priority

¹ [Baltimore County, Maryland 2017 Land Preservation, Parks and Recreation Plan](#), page 66

² United States Census Bureau 5-Year American Community Survey for 2017

³ <https://www.historicaerials.com/viewer>

⁴ [MDE Facts About: Withdrawing from the Voluntary Cleanup Program](#)

for the county since at least 1967 when it established an urban growth boundary to preserve rural resources and focus development in urban/developed areas. Energy conservation, energy savings, energy efficiency, environmental protection, and environmental sustainability are discussed throughout Master Plan 2020. In addition, the county offers several programs to residents/developers to promote and support renewable energy projects, including the 2016 enactment of a [Renewable Energy Policy](#) wherein the county enrolled as a [Maryland Smart Energy Community](#) and committed to “decrease its dependence on fossil fuels...incorporate renewable energy technology...[and increase] its own renewable energy production.”

A community solar project at Batavia Landfill would benefit nearby residents who could see reduced energy costs. Moreover, there is potential for the county to require the solar developer to improve the surrounding parkland and vacant/barren land (in exchange for the land lease and solar development) to serve as passive and/or active recreation and open space for residents. Increasing tourism to the area would additionally serve to boost the local economy with increased attendance to local restaurants, shops, cultural events, etc.

12110 Pulaski Highway

One of Master Plan 2020’s goals is to promote redevelopment with an emphasis on ailing commercial or industrial properties, especially those located along commercial corridors. 12110 Pulaski Highway fits into this category as it is a commercial, street-frontage property first developed approximately 60 years ago that is located along a commercial corridor (Pulaski Highway runs for 221 miles across Maryland). The property is underutilized as a storage yard. The offer to fund an environmental assessment could help prepare and market the site for sale and redevelopment to maximize its commercial potential.

Reuse of the **remaining 60 brownfield sites** within the East Side is also a priority in accordance with Master Plan 2020 and East Side community plans. Many of these sites are located along commercial corridors—e.g., Pulaski Highway, Eastern Boulevard/Route 150—or adjacent to or nearby one or more of the numerous waterbodies throughout the East Side, and, as such, are priorities for reuse to restore water quality. MDP will work with Baltimore County economic development and planning staff and key MDE staff to identify 17 brownfield sites with the greatest reuse potential as they align with the county’s comprehensive plans, future land use strategies, and Opportunity Zones. During the selection process for the 17 sites, we will prioritize those sites that are proximate to Pulaski Highway given the added economic value to property owners.

1.b.ii. Outcomes and Benefits of Reuse Strategy

Economic Development Potential

Assessment of Batavia Landfill, 12110 Pulaski Highway, and other East Side brownfield priority sites will ready these stagnant properties for beneficial reuse. Of the 62 MDE LRP-listed brownfield sites, approximately 36 are located within Enterprise Zones and 17 are located within Opportunity Zones. Batavia Landfill is adjacent to an Enterprise Zone, and 12110 Pulaski Highway is less than a mile from an Enterprise Zone. Environmental assessments at these properties will spur reinvestment in nearby Enterprise and Opportunity Zones and/or result in expansion of these zones to encompass these properties. Maryland’s Enterprise Zone program provides tax credits to employers who hire for newly created full-time jobs, which motivates existing businesses to expand and new companies to invest and create jobs. Because the current environmental status of these priority brownfield sites is unknown, there is a hindrance to reuse due to the unknown burden of environmental liability. Reuse of 12110 Pulaski Highway and similarly underutilized commercial-corridor- and waterfront-located brownfield sites throughout the East Side would remove uses that provide limited opportunities for commerce and job creation, e.g. storage yard, and replace them with uses that increase business activity, engage with the community through commercial offerings, and create much-needed new employment opportunities for residents (and may even attract new residents).

Preservation/Creation of Recreational Parkland

Batavia Landfill is located within parkland surrounded by residential land use, rail, and two major roadways (Route 695 to the south and Pulaski Highway to the north); however, the county has not actualized the potential reuse of this prime-located brownfield for community solar and higher-quality recreation/open space because a current environmental assessment is unavailable and required next steps remain unclear. The county previously constructed a baseball diamond at the property, and later replaced it with a model airplane hobby “airport.” The county later had

plans to develop a small golf course and driving range at the property, but the plans were never actualized. Once an updated environmental status is determined, the county can develop a plan to remediate if necessary, understand how to mitigate any potential impacts to human health and the environment, and move forward with the valuable recreational reuse (and/or solar energy—see below) potential of Batavia Landfill.

Economic Growth within Opportunity Zone

Approximately 20 of the 62 MDE LRP-listed brownfield sites within the East Side are located within Opportunity Zones, including the Port of Baltimore Dundalk area and the Martin State Airport area. Together with Baltimore County, we are focused on layering redevelopment incentives such as Opportunity Zones. As we continue to work with MDE and Baltimore County to focus additional resources on the highest priority sites for assessment and reuse, location within an Opportunity Zone will remain a primary consideration. Reuse of brownfields within the East Side Opportunity Zones will help realize Baltimore County's goal to spur reinvestment in these distressed communities and will benefit residents and visitors with job creation and new opportunities for commerce from new businesses.

Facilitate Renewable Energy Projects

The acreage, closed landfill status, and proximity to residential land use of Batavia Landfill qualify the site for reuse as a community solar project. Baltimore County is committed to renewable energy, and Maryland is promoting solar and wind projects on brownfields, landfills, and mines through Executive Order 01.01.2019.09. Baltimore County's [Renewable Energy Action Strategies](#) commit the county to "[i]dentify County-owned properties with the potential for renewable energy generation as market conditions become favorable. Eligible properties should include open or vacant spaces, existing buildings, parking garages, and parking lots." The reuse of Batavia Landfill as a solar project offers the potential to spur other solar projects on brownfields throughout the East Side and greater Baltimore County and beyond.

1.c.i. Strategy for Leveraging Resources: Resources Needed for Site Reuse

MDP will secure funding from The Funders Network and members of the Environmental Grantmakers Association to develop recommendations for the public outreach component of the project. Without public support, the likelihood of successful site reuse decreases. To encourage property owners to pursue assessments (and eventual cleanup), Baltimore County is a Brownfield Revitalization Incentive Program (BRIP) participating jurisdiction, which qualifies eligible properties for a 50% to 70% property tax credit for 5–10 years on the difference between the assessed property value before remediation and the assessed value after remediation.

In addition, properties located within certain incentive areas are eligible for available state funding to help move these properties into redevelopment. For example, the East Side is predominantly located within a Priority Funding Area (PFA), which qualifies properties for state incentives through the Maryland Economic Development Assistance Authority Fund, Community Investment Tax Credits, etc. Park/recreation facility development at Batavia Landfill would qualify for state funding through the [Urban and Community Forestry Committee Grants program](#) (up to \$1,000 for tree planting); [Community Parks & Playgrounds Program](#) (\$2.5 million awarded statewide for FY2021); [Land and Water Conservation Fund Grants](#) (50/50 matching grants to local government public outdoor recreation projects); and [Program Open Space](#). An eligible solar development project could qualify for the state [Community Solar LMI PPA Incentive Grant Program](#) (up to \$500,000). Redevelopment at 12110 Pulaski Highway, and other sites, would also qualify for stormwater management funding through MDE's [§319\(h\) Grant Program](#). Approximately half of the East Side brownfield sites are located within Sustainable Communities (this incentive area could be expanded to include more redevelopment opportunities), so these sites qualify for [state Revitalization Program](#) funds, i.e. [Community Legacy](#) and [Strategic Demolition Fund](#).

1.c.ii. Strategy for Leveraging Resources: Use of Existing Infrastructure

According to Baltimore County's Master Plan 2020, the East Side's land use pattern is classified as largely General Urban and Urban Center. Therefore, the brownfield sites and their surrounding communities are equipped with the necessary infrastructure, including water, sewer, gas/electric, rail, highways, connector roadways, etc. to facilitate redevelopment. In addition, Batavia Landfill's potential reuse as a community solar project—to be spurred by the assessment grant funding—would result in the addition of renewable energy infrastructure at the site and would further support renewable energy infrastructure throughout the East Side, county, and state. This potential network of

renewable energy projects in the East Side and beyond would establish points of interconnection to substations and power lines, and contribute renewable energy to the regional power grid—enhancing and adding resilience to the area’s existing infrastructure.

2. Community Need and Community Engagement

2.a.i. Community Need: The Community’s Need for Funding

The East Side’s history of industrial steel manufacturing boom and bust, and the associated economic and environmental legacy impacts caused a diminished population in the target area by 8% between 1970 and 1995, while the regional population grew⁵; a decrease in household income resulting in a replacement of well-paying jobs with lower-paying jobs; as well as negative health effects⁶ from generations of hazardous employment. The reduced population has been slow to recover with only 1.4% growth between 2012 (169,566) and 2017 (171,959); while the overall state population grew nearly 5% between 2010 and 2018. As of 2012, 28% of the target area residents were living below 200% of the poverty level; and by 2017, the percentage had increased to 30%. Overall, Maryland’s residents in 2017 were considerably wealthier than the target area with only 22% living below 200% of the poverty level⁷. As with most boom and bust stories, the removal of the major employer and economic foundation led to disinvestment in this community and residents left reeling from the aftershock. Although redevelopment recently has been initiated in the East Side at Sparrows Point, the new land uses (industrial warehouses and distribution centers) should be considered a first step towards assisting the community. Federal and state assistance is required to provide seed funding to spur reinvestment and progress throughout the community with new and vibrant commercial reuses, parks, renewable energy projects, etc. Moreover, the funding would target those smaller properties that would otherwise remain undeveloped or underutilized, helping the county and property owners to move forward.

2.a.ii.(1) Community Need: Threats to Sensitive Populations—Health or Welfare of Sensitive Populations

According to the United States Census Bureau American Fact Finder, the following sensitive population cohorts were estimated in the East Side Census Tracts for 2017.

Sensitive Population Cohort	Percent of Total East Side Census Tracts 2017 Estimated Population	Percent of Total Statewide 2017 Estimated Population
Seniors ages 65 and older	16%	14%
Children ages birth to 19 years	24%	25%
Women aged 15–50 who gave birth in the past 12 months	5.5%	5.1%
Non-white minorities	29%	44%
Low-income households between <\$10,000 per year and \$49,999 per year	43%	31%

The incidence of sensitive populations, described in the table above indicate that the East Side is home to vulnerable populations—especially seniors, pregnant women, and low-income households—that would benefit from the assessment, remediation, and beneficial reuse of potentially contaminated and underutilized brownfield properties throughout the target area. Potential contaminants and threats to human health and well-being will be identified and more likely to be addressed and remediated—resulting in a reduction in exposure hazards and blight. Thereby, vulnerable residents will gain increased protections and opportunities to thrive. In addition, assessment, cleanup and redevelopment at the Batavia Landfill into a community solar and recreation/open space facility would result in reduced energy costs for nearby residents, who are disproportionately low-income, and serve as a recreational outlet for exercise and natural-area-exposure mental health benefits for the higher proportion of elderly and pregnant residents in the target area. Redevelopment of underutilized commercial sites like 12110 Pulaski Highway would create new jobs for un- and under-employed residents, and lead to higher household incomes in the target area.

2.a.ii.(2) Community Need: Threats to Sensitive Populations—Greater Than Normal Incidence of Disease and Adverse Health Conditions

⁵ 1996 Baltimore County Revitalization Strategy, page 5

⁶ [International Labour Organization’s Code of Practice on Safety and Health in the Iron and Steel Industry](#)

⁷ United States Census Bureau American Community Survey

Former steel-workers, like those who reside in the target area, were subjected to hazardous noise levels, airborne contaminants, vibration, and heavy lifting—causing a higher than normal incidence of hearing loss, chemical burns, blindness, lung damage, mesothelioma and other cancers, nerve damage, chronic pain, and back, neck, and joint injuries. According to the Maryland Department of Health’s (MDH) [Environmental Public Health Tracker](#), the vast majority of East Side census tracts report age-adjusted cancer rates between 400–684 per 100,000 population; the highest MDH mapped category. The [age-adjusted rate per 10,000 of hospitalization due to asthma](#) in zip codes within the East Side in 2013 ranged from 20.99 to 27.98: these are among the highest rates by zip code within Maryland. The rate of birth defects for the target area is 11.9 per thousand live births.

2.a.ii.(3) Community Need: Threats to Sensitive Populations—Disproportionately Impacted Populations

Due to the 120-year environmental history of expansive steel production in the southeastern portion of the East Side (which largely occurred before any local, state, or federal environmental regulations were promulgated), along with numerous other commercial/industrial operations along the East Side waterfront and commercial corridors, the surrounding communities were disproportionately impacted by environmental contaminants, including “antimony, arsenic, cadmium, chromium, copper, iron, lead, manganese, nickel, tin, zinc, ammonia, benzene, cyanide, ethyl benzene, naphthalene, PAHs, toluene, xylene, coal tar, oils, lime sludge, sulfuric acid, waste alkaline rinses, mill scale, and ship yard wastes” (www.epa.gov), for several generations. The legacy environmental justice impacts to health, well-being, and economy are endemic. According to EPA’s EJSCREEN, compared to the majority of Maryland, the East Side is disproportionately (most of the area is within the 70th–100th percentile) impacted by Superfund sites and hazardous waste sites.

2.b.i. & ii. Community Engagement: Project Involvement & Project Roles

List of Project Partners & Roles

Name of organization/entity/group	Point of contact (name, email & phone)	Specific involvement in the project or assistance provided
Baltimore County Department of Economic & Workforce Development	Will Anderson, Director wanderson@baltimorecountymd.gov (410) 887-8000 Sara Trenery, Business Development Representative strenery@baltimorecountymd.gov (410) 887-8030	<ul style="list-style-type: none"> ▪ Provide county priorities for site selection ▪ Property owner outreach ▪ Property owner inquiries re BRIP tax credit
Baltimore County Department of Planning	Amy Mantay, Chief—Neighborhood Response Team atmantay@baltimorecountymd.gov (410) 887-3480	<ul style="list-style-type: none"> ▪ Provide county priorities for site selection ▪ Property owner outreach
Maryland Department of the Environment	Barbara Brown, VCP Section Head barbara.brown1@maryland.gov (410) 537-3493 Brian Dietz, Chief bdietz@maryland.gov (410) 537-3493	<ul style="list-style-type: none"> ▪ Provide site environmental status from project managers ▪ Manage property owner VCP inquiries and applications
Maryland Environmental Service	Tammy Banta, Managing Director, Environmental Services tbanta@menv.com (410) 729-8331	<ul style="list-style-type: none"> ▪ Request for Qualifications for environmental consultants ▪ Expertise regarding environmental consultants
Dundalk Renaissance Corporation (community group)	Amy Menzer, Ph.D, Executive Director amy@dundalkusa.org (410) 282-0261	<ul style="list-style-type: none"> ▪ Property owner outreach ▪ Community member outreach ▪ Community needs feedback
North Point Peninsula Council, Inc. (community group)	Fran Taylor, President fralintay@comcast.net (410) 477-3784	<ul style="list-style-type: none"> ▪ Property owner outreach ▪ Community member outreach ▪ Community needs feedback

2.b.iii. Community Engagement: Incorporating Community Input

Communicating about project progress with partners, including the local community, will be an integral part of this project's collaborative process. If the project is funded, we will notify project partners and will meet to discuss implementation of our community member and stakeholder engagement strategy. The outreach strategy will focus on obtaining and incorporating community input into the project. We will distribute bi-weekly check-in emails to all project partners, and bi-monthly project status emails to community groups and other interested parties. We will enlist Baltimore County staff and East Side community groups to determine the most effective way to communicate project progress to target area residents. Resident communication will include social media posts on the Baltimore County and/or community groups' feeds (e.g. Facebook, Twitter, Instagram); bulletin postings in local libraries and other high-traffic institutions and/or keystone businesses; and/or survey mailings/e-mailings and public meetings. Input from residents will be requested to be mailed, emailed or called-in to Baltimore County or MDP staff. Resident feedback will be regularly compiled and discussed with project partners via email and, if warranted, conference calls. Responses to resident feedback will be conducted congruent with how the resident submitted input. Project tasks will be adjusted in response to community feedback to maximize the effectiveness of the project, and the adjustments will be publicized via relevant websites and social media. Note that meetings will be held via Google Meets as needed to meet COVID-19 social distancing requirements; any in-person meetings will be held outdoors, with masks and appropriate social distancing measures, as needed.

3. Task Descriptions, Cost Estimates, and Measuring Progress**3.a. Description of Tasks/Activities and Outputs**

Task/Activity: Property Owner Outreach (Non-EPA Grant Resources Only)
i. Project Implementation (non-EPA grant resources via MDP and Baltimore County staff salary hours) <ul style="list-style-type: none"> Non-EPA grant resources required—Joint letter from state and local government to targeted property owners with fact sheet and offer of EPA funding for assessment. Non-EPA grant resources required—Follow-up calls to property owners.
ii. Anticipated Project Schedule: Property owner outreach activities beginning within one month of the grant award—c. early July 2021 through September 2021
iii. Task/Activity Leads: Sylvia Mosser and Sara Trenery
iv. Outputs: 1.) Fact sheet regarding brownfields, the purpose of an assessment, and the opportunities associated with any findings from the assessment; 2.) joint letter from state and local government to 62 LRP sites.
Task/Activity: Public Outreach
i. Project Implementation <ul style="list-style-type: none"> Bulletin postings at high-traffic institutions and/or keystone businesses; survey mailings; email language for nearby businesses/community groups to use to encourage public participation among their customers/members; public meetings (virtual as needed) for priority sites and all target area brownfield sites identified for assessments Travel mileage for outreach events Refreshments and printed informational materials for outreach events Attend the EPA annual conference c. April 2023 to network and build relationships and partnerships with other brownfield professionals throughout the region and country to accumulate additional knowledge about brownfield assessment, remediation, and reuse best practices to enhance our Maryland program Non-EPA grant resources required—MDP and Baltimore County staff salary hours to administer the task activities described herein; private grantmaking funds to develop public outreach recommendations
ii. Anticipated Project Schedule: Public outreach activities beginning within one month of the grant award—c. early July 2021 through September 2021; brownfield conference c. April 2023
iii. Task/Activity Lead(s): Sylvia Mosser, Jason Dubow, and Sara Trenery
iv. Output(s): 1.) Post 20 bulletins and send survey mailings and emails regarding 17 assessment sites; 2.) facilitate approximately 4 public meetings (virtual, as needed); 3.) two staff members attend EPA conference; 4.) gather 10 best practices from conference sessions and networking to apply to Maryland's brownfield redevelopment outreach program
Task/Activity: Request for Qualifications (RFQ)

3.b. Cost Estimates

10. Cost Estimate

Budget Categories		Project Tasks (\$)				Total
		Public Outreach	RFQ	VCP & TRS	Phase I & II ESAs	
Direct Costs	Personnel	\$0	\$0	\$7,500	\$0	\$7,500
	Travel ¹	\$2,700	\$0	\$0	\$0	\$2,700
	Supplies	\$500	\$0	\$0	\$0	\$500
	Contractual	\$0	\$7,400	\$0	\$179,900	\$187,300
	Other (include subawards) (specify type) <u>MDE VCP Application Fee</u>	\$0	\$0	\$102,000	\$0	\$102,000
Total Direct Costs ²		\$3,200	\$7,400	\$109,500	\$179,900	\$300,000
Indirect Costs ²		\$0	\$0	\$0	\$0	\$0
Total Budget (Total Direct Costs + Indirect Costs)		\$3,200	\$7,400	\$109,500	\$179,900	\$300,000
	¹ Travel to brownfields-related training conferences is an acceptable use of these grant funds.					

² Administrative costs (direct and/or indirect) for the Assessment Grant applicant itself cannot exceed 5% of the total EPA-requested funds.

The following describes how the cost estimates for each EPA-grant funded task listed in the table above were developed. Outputs are identified with asterisks.

Task 1, Public Outreach—Public outreach costs were based on travel costs for 10 roundtrips between MDP’s Baltimore City office and the brownfield sites, bulletin posting sites, East Side public meeting locations, and Baltimore County offices: 10 trips x \$40 travel costs per trip = \$400. Costs also include supplies (refreshments, printed materials, etc.) for *4 public meetings (4 x \$100 = \$400) and for *20 bulletin postings (20 x \$5 = \$100). Public outreach costs also include attendance to the *2023 biennial EPA brownfield conference by two MDP staff members: 2 staff x \$1,150 registration, travel, hotel = \$2,300.

\$400 travel + \$500 supplies + \$2,300 conference = \$3,200

Task 2, RFQ—Costs for MES to develop a *Scope of Work and *Memorandum of Understanding (\$600) and to conduct the *RFQ process (\$6,800) were provided by MES based on their experience providing these types of services to state agencies. **\$600 MOU + \$6,800 RFQ = \$7,400**

Task 3, VCP and TRS—MDE’s TRS rates range from approximately \$40 to \$70 per hour, with an average overall TRS cost totaling a minimum of \$500. Therefore, *TRS costs were estimated for 15 of the priority brownfield sites at \$500 per site (15 sites x \$500 fee = \$7,500)—a buffer to accommodate potentially higher TRS costs for several sites is built in since it is likely that fewer than 15 of the 17 sites will require TRS consultations. The *VCP application fee is \$6,000 per site (17 sites x \$6,000 fee = \$102,000).

\$7,500 TRS + \$102,000 VCP = \$109,500

Task 4, Phase I and Phase II ESAs—Phase I and Phase I ESA costs were estimated based on 17 priority brownfield sites requiring *Phase I ESAs at \$6,300 environmental consulting cost per site (17 sites x \$6,300 consulting = \$107,100); and based on approximately half of the 17 sites requiring additional investigation via *Phase II ESAs at \$9,100 environmental consulting cost, including development of sampling plans, per site (8 sites x \$9,100 consulting = \$72,800). **\$107,100 Phase I ESAs + \$72,800 Phase II ESAs = \$179,900**

3.c. Measuring Environmental Results

We will utilize a Gantt chart project management spreadsheet to track, measure, and evaluate the project progress toward achieving the outputs described above and to ensure that the tasks are kept to the aforementioned schedule so funds are expended as efficiently as possible. We will provide regular project timeline and task achievement status updates to all partners throughout the duration of the project via electronic collaboration of the Gantt chart, emails, and conference calls. Anticipated project outcomes include community engagement with the assessment and reuse process in the East Side to ensure that eventual reuse aligns with community needs; improvement of health, satisfaction, and economic vitality and diversity for East Side residents; increased historical knowledge and environmental sampling data for identified priority brownfield sites to understand impacts to the environment and determine next steps to achieve remediation and restore the environment.

4. Programmatic Capability and Past Performance

4.a.i. & ii. Programmatic Capability: Organizational Structure & Description of Key Staff

Within MDP’s Resource Conservation and Management Unit, Jason Dubow will guide the work by Sylvia Mosser, including her coordination with the Communications and Local Assistance and Training Units at MDP and with Baltimore County, MDE, and MES. Jason Dubow will provide status reports to the Director of Planning Coordination at MDP as well as MDP’s Executive Team to keep them apprised of the status of the work, to raise any issues of concern, and to obtain guidance for achieving outstanding results. Communications with residents, local community groups, and media will be guided by our Communications Unit, Executive Team, MDE and Baltimore County. Proposed communications will be shared with our partners to ensure our message is supported and remains consistent throughout the project period.

- Sylvia Mosser, AICP, Resource Conservation Planner will be the project lead, responsible for project management including scheduling, outreach/communication, budgeting, and task-delegating—Ms. Mosser’s areas of expertise

- are environmental due diligence and planning; she previously worked for an environmental consulting firm managing the firm's due diligence division, she earned her master's degree in planning, and is a certified planner.
- Jason Dubow, Manager, Resource Conservation and Management Unit will be the decision-maker and approval authority for the project, enabling continual progression through staff advisement and approval of next steps and feedback regarding workarounds and best practices—Mr. Dubow's areas of expertise are in resource conservation, land preservation, water resources, environmental planning law, and staff management; he earned his Master of Science in Sustainable Development and Conservation Biology.
 - David Buck, Director, Office of Communications will be available to provide public engagement and outreach guidance—Mr. Buck's areas of expertise are in communications staff direction/leadership, development of speeches, display boards, press releases, and multi-platform social media outreach; he holds a Bachelor of Science in Communications.
 - John Coleman, Public Information Officer will be available to provide public engagement guidance—Mr. Coleman's areas of expertise include video filming/production/editing, website design/maintenance, graphic design and visual project composition, software platforms for video/publication design/publication production, and web platforms; he holds a bachelor's degree in Business Administration and Accounting.
 - Cassandra Malloy, Administrative Assistant will assist with administrative tasks including outreach/communication (with partners, target area residents, and consultants) and project status tracking—Ms. Malloy has extensive experience in project management coordination.

4.a.iii. Programmatic Capability: Acquiring Additional Resources

MDP has initiated the assistance of [MES](#)—an independent, self-supporting, non-regulatory State agency that currently operates almost 1,000 environmental projects and services throughout Maryland and the Mid-Atlantic Region—to manage a Request for Qualifications for environmental consultants serving Baltimore County to be conducted as part of this East Side assessment project. We will utilize the response to the Request for Qualifications to develop a list of qualified environmental consultants to provide to brownfield property owners and Baltimore County to assist with the Phase I/II assessment process. When working with Baltimore County, brownfield property owners, and environmental consultants, MDP will comply with all applicable requirements for subawards including those described in 2 CFR Part 200 and Grants Policy Issuance 16-01: EPA Subaward Policy for EPA Assistance Agreement Recipients. MDP's actions will be guided by [EPA's subaward policy additional resources](#).

4.b. Past Performance and Accomplishments (i. and iii. not applicable)

4.b.ii.(1) Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: Purpose and Accomplishments

The EPA Office of Community Revitalization awarded \$286,000 to MDP for a 5-year mutual agreement (FFYs 2015-2019) to maintain and further develop the Smart Growth Information Clearinghouse (SGIC), which consists of a web-based national information clearinghouse (<http://smartgrowth.org/>). The website functions as a "one stop shop" for the best information currently available on effective smart growth approaches that can help communities ensure their development choices deliver environmental, economic, and quality of life benefits. The clearinghouse is also the virtual home of the Smart Growth Network (SGN), a nationally recognized coalition of leadership organizations that have formally endorsed the principles of smart growth. Smart Growth Network tasks included development and distribution of e-newsletters, soliciting and posting blogs, and designing, hosting and archiving webinars. The webinar series has been extremely successful with hundreds of registrants for each webinar from across the country—see smartgrowth.org/category/webinar-archives/. Even though the agreement period has ended, MDP has agreed to continue to maintain the smartgrowth.org website and produce SGN webinars. MDP produced more than 30 webinars in 2020. EPA staff has indicated on numerous occasions their appreciation for MDP's commitment to this program.

4.b.ii.(2) Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: Compliance with Grant Requirements

The EPA program officer was very pleased with our work and with our compliance with the work plan, schedule and terms and conditions of the agreement, including required grant progress reporting. MDP completed the primary aspects of the cooperative agreement and continues to organize and carry out relevant, helpful and well-attended SGN webinars, even after funding has ended.

NARRATIVE ATTACHMENT

1. Applicant Eligibility

MDP affirms that the agency is a Maryland State Government agency, and, as such, is eligible to apply for funding under this community-wide assessment grant.

2. Community Involvement

We intend to enlist the assistance of Baltimore County staff and the East Side community groups to determine the most effective way to involve the community and other stakeholders in the planning, implementation, and other brownfield assessment activities—with due consideration given to COVID-19 social distancing requirements. We anticipate that informing and soliciting involvement of community members and other stakeholders (about the grant funding and assessment project details) will be conducted via a social media platform on the Baltimore County and/or community groups' feeds (e.g. Facebook, Twitter, Instagram); bulletin postings in local libraries and other high-traffic institutions and/or keystone businesses; and/or survey mailings/e-mailings and public meetings if needed. For publicly owned brownfield sites like Batavia Landfill, Baltimore County will conduct a public engagement process—e.g. charrettes, public meetings, focus groups (virtual, as needed)—to discuss plans for the development of community solar and/or park improvements with the community and solicit feedback about the community members' vision for the brownfield and the target area.

3. Expenditure of Assessment Grant Funds

MDP affirms that the agency does not have an active EPA Brownfield Assessment Grant and has never received an EPA Brownfields Assessment Grant.

- a. East Side of Baltimore County—the area extending from the Baltimore City/ Baltimore County line eastward to Little Gunpowder River, and bounded by Philadelphia Road and the White Marsh Business Community to the north and by the Chesapeake Bay to the south—including Sparrows Point, Bowleys Quarters, Lower Back River Neck Peninsula, North Point/Edgemere, Towson, Essex, Middle River, Perry Hall-White Marsh, Dundalk
- b. Baltimore County
- c. Maryland

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Maryland Department of Planning

* b. Employer/Taxpayer Identification Number (EIN/TIN):

(b) (6)

* c. Organizational DUNS:

1287328020000

d. Address:

* Street1: 301 West Preston Street

Street2: Suite 1101

* City: Baltimore

County/Parish:

* State: MD: Maryland

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 21201-2395

e. Organizational Unit:

Department Name:

Department of Planning

Division Name:

Resource Conservation & Mngmnt

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.

* First Name: Sylvia

Middle Name: Amber

* Last Name: Mosser

Suffix:

Title: Resource Conservation Planner

Organizational Affiliation:

AICP

* Telephone Number: (410) 767-4487

Fax Number: (410) 767-4480

* Email: sylvia.mosser@maryland.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-Areas Affected.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Baltimore County, MD-East Side Revitalization Community-Wide Assessment Grant Application FY2021

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant MD-007

* b. Program/Project MD-002

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2021

* b. End Date: 09/29/2023

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on 10/28/2020 .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Sylvia

Middle Name: Amber

* Last Name: Mosser

Suffix:

* Title: Resource Conservation Planner

* Telephone Number: (410) 767-4487 Fax Number: (410) 767-4480

* Email: sylvia.mosser@maryland.gov

* Signature of Authorized Representative: Sylvia A Mosser

* Date Signed: 10/28/2020